138.0	0002	0012.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	646,300 / 646,300
					USE VALUE:	646,300 / 646,300
					ASSESSED:	646,300 / 646,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
208		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARKS NATALIA & ANDI
Owner 2:	
Owner 3:	
Street 1:	208 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HANLON DANIEL J & SUSAN E -
Owner 2:	-
Street 1:	208 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Wood Shingle Exterior and 1350 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5790.000	245,600		400,700	646,300
Total Card	0.133	245,600		400,700	646,300
Total Parcel	0.133	245,600		400,700	646,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.74 /Parcel: 478.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88407

GIS Ref

GIS Ref

Insp Date 11/10/17

!10662!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 138.0-0002-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	245,600	0	5,790.	400,700	646,300		Year end	12/23/2021
2021	101	FV	238,700	0	5,790.	400,700	639,400		Year End Roll	12/10/2020
2020	101	FV	333,400	0	5,790.	534,300	867,700	867,700	Year End Roll	12/18/2019
2019	101	FV	253,800	0	5,790.	564,000	817,800	817,800	Year End Roll	1/3/2019
2018	101	FV	253,800	0	5,790.	415,600	669,400	669,400	Year End Roll	12/20/2017
2017	101	FV	253,800	0	5,790.	397,800	651,600	651,600	Year End Roll	1/3/2017
2016	101	FV	253,800	0	5,790.	368,100	621,900	621,900	Year End	1/4/2016
2015	101	FV	243,900	0	5,790.	308,700	552,600	552,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:08:22

LAST REV

Date	Time
11/03/20	08:22:18
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10662

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANLON DANIEL J	74018-35		1/21/2020	Mult Lots	625,000	No	No		
	17111-147		6/1/1986		1	No	No		A

USER DEFINED

Prior Id # 1:	88407
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2018	1736	AbvGrd.	5,850	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2020	SQ Returned	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
11/10/2017	MEAS&NOTICE	HS	Hanne S
2/13/2009	Measured	336	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5790		Sq. Ft.	Site		0	90.	0.77	10			Topo	-25					400,748						400,700	

Total AC/HA:	0.13292	Total SF/SM:	5790	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	400,748	Spl Credit		Total:	400,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	188.046
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411321
Depreciation:	165763
Depreciated Total:	245559

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

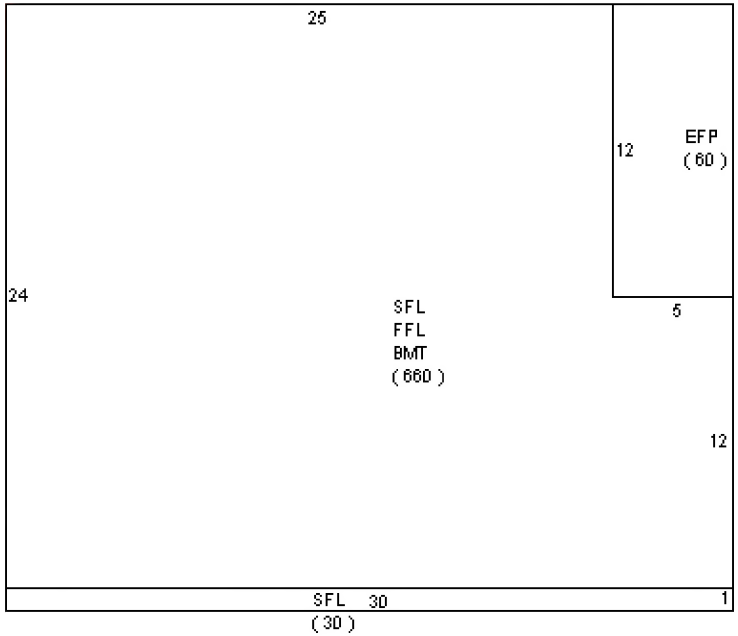
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	206.85
Special Features:	0	Val/Su Net:	118.65
Final Total:	245600	Val/Su SzAd	181.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	690	188.050	129,751
BMT	Basement	660	56.410	37,233
FFL	First Floor	660	188.050	124,110
EFP	Enclos Porch	60	72.230	4,334

Net Sketched Area:	2,070			Total:	295,428
Size Ad	1350	Gross Area	2070	FinArea	1350

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0002-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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